

## **FAIR HOUSING RIGHTS AND RESPONSIBILITIES**

Fair Housing Laws prohibit discrimination based on race, color, religion, national origin, ancestry, age, sex, marital status, physical handicap, or families with children. Property owners, landlords and their agents can all be held legally responsible for discriminatory actions. Tenants or prospective housing buyers have the right to be treated equally and fairly.

If a housing provider:

- Refuses to rent or sell a home;
- Offers unequal terms;
- Quotes different prices; or
- Applies different policies based on race, color, religion, sex, national origin or a disability;

He/she is violating federal law. State law prohibits unequal treatment based on:

- Marital status;
- Ancestry;
- Age; or
- Any other arbitrary class discrimination.

A landlord may consider:

- Income;
- Credit rating; or
- Other pertinent information relating to ability to pay.

Prospective tenants have the right to request and receive a reason why when they are denied housing and may file a private civil lawsuit anytime within two years of an alleged discrimination incident.

Complaints may be filed with the California Department of Fair Employment and Housing at (800) 884-1684 or with the U.S. Department of Housing and Urban Development at (800) 347-3739.

The City of Carlsbad contracts with The Center for Social Advocacy to counsel property owners or managers and tenants or home buyers on Fair Housing related issues. If you think you are a victim of a housing related discrimination incident or would like more information about Fair Housing, please call The Center at (800) 954-0441.